

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, October 26, 2010
(Approved November 9, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Kjonegaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** Dan Neirinckx, Wythe Davis, Steve Wragg, Jonathan Shultz, James Talbot, Michael Casinelli, Janet Mulder, Randy White, Yvonne Purdy-Luxton, Judy Bohlen, Earl Katzer, and Dan Kjonegaard.
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Absent: Dale Fuller, and Krishna Toolsie.

Excused: Frank Hewitt
3. **Motion to approve the Agenda for October 26, 2010 as posted 72 hours before the meeting and minutes for October 12, 2010, correcting them to show that Dan Kjonegaard adjourned the meeting, not Don Neirinckx. Motion carried unanimously. Dan Kjonegaard pointed out that we did not have copies of the agenda and it would take about 15 minutes to get them, so he asked if anyone in the audience felt it was necessary to have one. Hearing no objections he went on without the agenda. About that time, Judy Bohlen arrived with copies of the agenda, which were passed out.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda:**
 - a. **Judy Bohlen will not be at the next meeting.**
 - b. **Wythe Davis stated that due to change in employment he will not be able to continue as a member of the Planning Group, which leaves seat #14.**
5. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**
 - a. **Dan Kjonegaard announced that there were seven positions open, and we had six people run for office. With Wythe's resignation we will now have two seats open and will be recommending appointments to fill those seats. Seat 14 will be open immediately and the other one as of January 1.**
 - b. **County Planning Commission Final Agenda – Oct. 22 – nothing in or planning area.**
 - c. **AD10-015 3172 Jamul Highlands Road – Barajas – Plans for modified walls. Given to Michael Casinelli and Randy White.**
 - d. **P-10-032 – ATT Cell Site – 18290 Madre Grande Rd, Dulzura – Johnson Family T Trust – Given to Yvonne Purdy-Luxton.**

e. P10-034 ATT Cell Site 17497 Lyons Valley Road – McMurtry – Given to Yvonne Purdy- Luxton and Dan Kjonsgaard will work with her.

f. POD10-008 – Update of Temporary Use Regulations of the Zoning Ordinance for Temporary or Special Events. – Given to Steve Wragg.

- 6. General Plan Update – Dan Neirinckx reported on the Board of Supervisor’s meeting** on October 20 and had many comments including all Planning Groups. They will have a second meeting on November 10 for those who did not make comments at the other meeting. You would need to get there by 9 a.m. to fill out a speaker slip.

Dan pointed out that he spoke against regarding dropping down minimum lot size to half acre size as well as our objection to down zoning the whole back country. The comments that we made regarding commercial property in our area that were supported by the current owners were changed and are reflected on the land use map that was presented. However, our recommendations that were not supported by a community person were changed to DPLU’s recommendation, which means that our area will lose some commercial zoning primarily along SR94 in Dulzura. **Dan will be at the next BOS meeting if possible, if he can’t make it he will let us know so we can have a representative at the meeting.**

- 7. SDG&E Jamul Proposed Substation Sub-Committee report – Jim Talbot - SDG&E will give a brief presentation, followed by Jim Talbot giving the sub-committee report and then the public is invited to speak on the subject for a maximum of 3 minutes. The meeting will close at 10 – and if necessary we will have an additional meeting on Monday, November 1 at 7 here at the Oak Grove Library.**

Joe Zulauf opened the meeting introducing Don Parent, Dash Meeks, and Ellis Jones from SDG&E. He pointed out that they had noticed (sent letters to) the property owners within 300 feet, which is not a requirement but consistent with County noticing standards. He presented a PowerPoint which opened with a map showing the parcels in question and the designation of the property owners notified on each site. He pointed out that when they take it to the CPUC they will notice all property owners along the transmission line as well as the substation site.

Joe Zulauf went over each of the sites in detail telling actual location and showed them on the map. He then showed the corridors for possible transmission routes. He showed concept design plans in all of the areas, , and then a photo sim showing in concept what the proposed substation would look like at each site. They did two photo sims on each property from different angles.

Jim Talbot gave the sub-committee report telling us that each member of the sub-committee individually spent the time reviewing all four sites, and pointed out that the sub-committee voted to disagree with SDG&E on the need for a sub-station in Jamul. We walked the final four sites out of the 30 we originally suggested. The others were all disqualified by SDG&E for different reasons. The sub-committee looked at community character, view shed, and neighborhood in all four sites. The sub-committee ranked them as site 13 as number 1 followed closely by site 16 as number 2 and then site 10A and lastly site 9. A property owner brought up at tonight’s meeting the noise problems and he pointed out that we had not taken the noise into consideration. Site 13 (ranked #1) is located at the end of Proctor Valley Road at the end of the pavement. Site 16 (ranked #2) is also on Proctor Valley Road at Coyote. Site 10 A is located at Melody and SR94 owned by Lakes Gaming, and site 9 is Proctor Valley

Road and Maxfield (former Simpson property). The sub-committee looked at all of the sites and ranked them 1-4. Nine members of the sub-committee ranked them independently. **Earl Katzer** asked who owns each of the properties: Site 13 is owned by Otay Village 3 Investments; Site 16 is owned by Coscan Davidson (Hidden Valley); Site 10A owned by Lakes Gaming; and Site 9 is owned by SDG&E.

Judy Bohlen asked what the maximum load (or output) for the Jamacha Sub-station and what would be the maximum load for the Jamul Sub-station? She questions the need for a substation in Jamul and has asked this question since the beginning. **Ellis Jones** said the maximum load for Jamacha (if all of the capabilities were maximized) would be 90 megawatts. The maximum in Jamul would be 45 megawatts. **Judy** asked what is the maximum megawatts that Jamul now uses, and **Ellis** stated approximately 21 megawatts. **Judy's** question is why do we need to build it so big? **Ellis** told us the size of the footprint of a sub-station is the same and is capable of reaching 120 megawatts if it was built out, however they do not plan to increase the load and expand the capacity. **Judy** asked about backfeeding – would Jamul be used to backfeed another substation. **Ellis** stated that in an emergency they would backfeed.

Michael Cassinelli stated that the process the sub-committee went through was tough, and we tried to make it as objective as possible.

Steve Wragg stated he is concerned that there was not notification to too many people as witnessed tonight. It is imperative that the transmission line location property owners need to be noticed as well. They will have 55 to 75 foot poles on or near their property. **Joe Zulauf** stated that they are not doing a CEQA process now, but rather they are volunteering to give information. **Don Parent** commented that they were dealing with a huge number of parcels and they will go through the CPUC application process and give the public another chance for input. They did not go into major detail on all sites as they were trying to look at multiple sites.

Yvonne Purdy-Luxton asked about the current use of 21 megawatts of Jamul. She was surprised that the property had been purchased by SDG&E without input from the Planning Group or the community, and commended SDG&E for looking at alternative sites.

Jonathan Schulze pointed out that the questions from the community meeting and the answers given are available

Benjamin Alva – lives in Echo Valley community was surprised that the noise factor was not taken into consideration especially in Jamul, but particularly in Echo Valley who really lives up to its name. The transmission lines would make noise and the mountains would amplify it. Does the substation have to be near houses? There is so much open space available in Jamul. He understands the community character tradeoff, but would far prefer the open space location. The Echo Valley area is outside of the sphere that SDG&E presented at the meeting. **Dash Meeks** stated that there is noise associated with the transmission lines but it does not exceed county standards. There will be a noise study done as part of the environmental documents and public comments will be taken at that time.

Sean Howarter, Echo Valley resident, had a question regarding the purchase of site 9 – did SDG&E receive input from Planning Group – **Joe Zulauf** said that they did come before the Planning Group and tell them they intended to buy the property. **Sean** also asked about the light pollution, as it is very dark in that area. Dark skies are a part of our plan.

Bill Herde, Echo Valley resident, moved to Jamul to get rid of the noise and has a telescope on top of his roof to look at stars, which could be destroyed by lights. Questioned

why it would be out in Echo Valley when the load center is down in the center of Jamul. **Dashiel Meeks** pointed out they will need to get permits on some of the areas from the County.

Kathy Dibelika feels that the original plans of using site 9 are most appropriate due to the fact that the property is zoned commercial, and the lines and buildings would be much less impactful in the commercial area. She stated that she believes the plans for the substation site already purchased by SDG&E have been in the works for several years, and that they would not have purchased this property without initial studies and if it were not the best location for the overall future projections for this area. She further stated that transmission lines for this site are planned and if it were not for the opposition they have faced, SDG&E would continue with its original plans for this substation. She believes that if they are trying to be conscious of keeping costs down for the customer, then this site is the appropriate one, otherwise additional costs would be incurred to purchase another property and right of ways. She did suggest that the walls of the substation could be built to look more like a building with a few height variations and windows instead of a straight prison-like wall. She concluded by stating she felt that to put a substation with transmission lines out in the open space where there is severe impact as compared to the commercial area of Jamul would be wrong. She served on the JDCPG in the past, and one of the things we valued was maintaining the rural atmosphere. Locating a substation and those transmission lines out in the Echo Valley area will literally destroy that pristine area forever. She stated, "To vote in support of any of the alternate sites, other than 9, would be a vote against what this planning group has stood for and that is to protect Jamul's rural environment."

Jose Silva stated that many of his questions were already asked, however, the noise level at 45 megawatts capacity was not given, and he would like to know what the worse case scenario is... 120 megawatts would be preferable. He asked how many megawatts per home – worse case scenario 3.5kw would equal 15,000 homes. Realistically speaking **Dan Neirinckx** stated that Jamul would not reach that density within their power grid. Our minimum lot size is one-acre and it probably will not change unless this Board changes.

Bill Schwartz, an attorney representing the ownership of Hidden Valley Estates property – questioned that if Jamul is only using 25 megawatts today why do we need to have 45 megawatts when you look at the projected growth. He pointed out that SDG&E indicated that it was preparing for a 30% increase in demand in the Jamul community, and he feels that based solely on County-approved residential or commercial development is difficult to substantiate. He asked the JDCPG to request SDG&E to provide verification for the need for a substation in Jamul and documentation to support that determination. He also urged the JDCPG to delay any action selecting a substation location unless these questions are answered to our satisfaction. He pointed out that SDG&E is seeking an easement across the Hidden Valley Estates property, which the ownership believes will have a detrimental effect environmentally and aesthetically as well as financially on its property. They would seriously question the use of the southern route for the transmission line and the use of Echo Valley for this project.

Petschek, Echo Valley resident, feels that the fact that the site rating was made without considering the noise factor makes it invalid.

Dave Braithwey 15 year resident, feels that this makes no sense. The CA Fish and Game and US Wildlife own a good portion of the property and it is environmentally sensitive. Today, the largest impact on light for those living in Echo Valley is Eastlake, but

the addition of a substation with its lights, would be very detrimental. It would be a Turco suit waiting to happen!

Laurie Fontaine, Shadow Valley resident, concerned about traffic and questions that the small road can handle it. She asked who they could protest too – County Supervisor? **Joe Zulauf** said that the trucks would come as infrequently as once a week or even once a month, after the facility is built. He suggested that she might contact Dianne Jacob as she has told them that she did not want to have them build in downtown Jamul.

Mark Bender – concerned about the noise and the lights and feels that site 9 is the best.

Emerald Randolph – Talked about the road – They were told at the public meeting, that there would be lots of traffic for two years during construction and feels that the roads cannot handle it. The transmission poles would be 70-90 feet tall – which would be visually impacting. It was suggested that she go to Valley Center to listen to transmission lines...she suggested that SDG&E go up to Valley Center and record the sound and bring it to her. How close are the transmission lines to the homes? **Joe Zulauf** stated that they have not laid out the actual map of the lines at this point. She also questioned the amount of kw needed by Jamul.

Dan Kjonogaard asked whether the noise is a high or low sound? **Joe Zulauf** said they are studying 69kv lines, which are the smallest to use here. It is a snapping or crackling sound.

Herb Abell – received notification on Wednesday for a Monday meeting following and the sub-committee had already made their recommendation. SDG&E needs to take into consideration not to build the larger footprint just because they always do, but to build it to fit our capacity. The Simpson property would better serve the area, he feels.

Ray Deitchman – Part of the sub-committee – tried to solicit help from the community through the Shopper. The site number 9 would mean widening Maxwell and he would lose all of his trees. He and all of his neighbors are against site 9 as it would severely impact them.

Danny Smith - Echo Valley does have unique sound qualities, and his dirt bike is well below the noise limit, but you would not want to hear it all day and night, he is sure. He feels the same way about the substation and transmission line noise. He is willing to help the community in any way he can.

David Romero just moved to Jamul and does not want power lines. He questions why we need to have a sub-station in Jamul at all, and the location is affecting lots of Jamul property. When you have transmission lines running across your property, it becomes devaluated.

Steve Schmidt – lives on Melody – asking why SDG&E is looking at other sites when they have one. None of the sites is good and they all will have negative impacts.

Alex Melero did not get notification – He lived in Rancho San Diego and had a power pole on his property and in the moisture it made noise. It was hard to sell his property.

Dale Richardson – lives across the street from the site 9 – Today there is no noise from Simpsons and the surrounding property. He sells commercial property and knows that transmission lines always devalue the property. He questions the health hazards from the high powered lines and be willing to go on record regarding it. **Dash Meeks suggested he call SDG&E at 858-650-400 Marilyn Dulich to answer any questions about health concerns.**

Julie Hanks, Echo Valley, is disappointed that the sub-committee members did not question the property owners regarding how they feel about this proposal before they made a recommendation. Transmission lines on the Southern route would take out lots of environmentally sensitive land which would not be good.

Darla Kasnedo – new resident – has heard about health problems emanating from the power lines. She feels that SDG&E should have put the letter in an envelope that clearly stated it was about a new sub-station to be built in the area. Lands on both sides of SR94 would be better used. **Joe Zulauf** said that SDG&E has to build their sub-station near public roads and they have soil, slope and other topographical considerations. Joe stated that a substation site located in a central commercial area could require a smaller piece of property, whereas in more rural areas, larger parcels are typically acquired to allow for greater setbacks and to blend more in with the area.

We will reconvene this meeting on Monday, November 1 at 7:30 at Oak Grove Library.

THE REST OF THESE ITEMS ARE POSTPONED UNTIL THE MEETING ON NOV. 9

- 8. Community Evacuation Route Study – Judy Bohlen -**
- 9. POD 09-012 – Amendment to County Wireless Telecommunication – Jonathan Shultz**
- 10. Jamul Indian Village Casino Status Report and Recommendations**

Adjournment: Dan Kjonagaard adjourned the meeting 10:00 PM, reminding us **that the CONTINUED MEETING WILL BE HELD ON MONDAY, NOVEMBER 1 at 7:30 p.m. Oak Grove Library ANDthat the next regular meeting is NOVEMBER 9 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Janet Mulder
Secretary